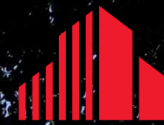


# LAKESHORE BUSINESS CENTER

5100-5200 NW 33 AVENUE &  
3125-3201 W COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33309



**CUSHMAN &  
WAKEFIELD**



**FOR LEASE**

**RENOVATED OFFICE SPACE**

## PROPERTY FEATURES

- Under New Ownership & Management
- Newly Renovated Common Areas
- Direct Access to I-95 & Florida Turnpike
- 24/7 HVAC (Separately Metered Suites)
- Signage Fronting Commercial Boulevard
- Immediate Occupancy
- Abundant Nearby Amenities  
Restaurants / Banks / Shops



**24/7 HVAC  
ACCESS & CONTROL**



**CONFERENCE  
FACILITIES**



**WATER VIEWS**



For more information, please contact:

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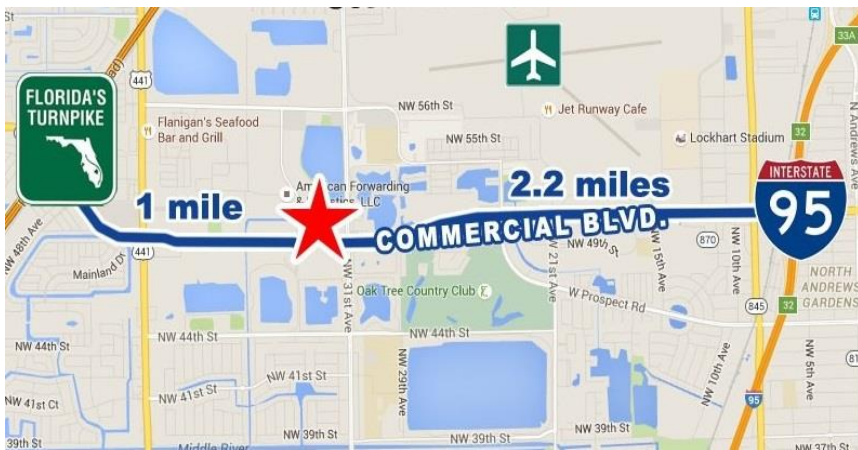
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# LAKESHORE BUSINESS CENTER



5100-5200 NW 33 AVENUE &  
3125-3201 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309



BUILDING SF	237,682 SF
BASE NET RENTAL RATE	\$15.00 - \$17.00 PSF NNN
OPERATING EXPENSES – 2018 EST.	\$6.71 - \$7.21 PSF, Net of Electric
AVAILABLE SUITES	667 SF – 5,835 SF
PARKING	4/1,000 SF, Free of Charge
HVAC	24 Hour / Fully Tenant Controlled

For more information, please contact:

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